

T08N-R02W-23\_0000\_MCS

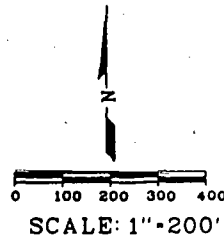
# MOREL WOODS SUBDIVISION AMENDMENT 2 (REPLAT OF LOT 2) PRELIMINARY PLAT

## LEGAL DESCRIPTION

IN MOREL Woods Subdivision Amendment 1 (Replat of  
Lots 2 & 3) as recorded in Plat Cabinet "C" Envelope 201  
Office of the Recorder, Monroe County, Indiana.

180

MARSHALL TO TAPP  
LEGAL DESCRIPTION  
JOB #0270



## LEGEND

- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- D.M.E. = DRAINAGE & UTILITY EASEMENT
- AD = ADJACENT
- PL = FENCE LINE
- RL = REBAR BY YELLOW CAP SET
- = EASEMENT
- = ORIGINAL LOT LINE

## OWNER / SUBDMRDR

PHILIP & BARBARA TAPP  
5040 LIZZY LANE  
BLOOMINGTON, IN 47403  
PHONE: 812-825-5702



## LOCATION MAP

SCALE: 1"=2000'

part of the South Half of Section 23, Township 8 North, Range 2 West,  
Monroe County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the East Half of the Northwest  
Quarter of said Section 23; thence SOUTH 90 degrees 00 minutes 00 seconds  
EAST, (assumed angle of bearing), 400.12 feet to the Northwest corner of  
or 4 in Morel Woods Subdivision as recorded in Plat Cabinet "C", Envelope  
57, in the Office of the Recorder of Monroe County, Indiana; thence SOUTH  
0 degrees 06 minutes 34 seconds EAST, along the East line of said Lot #1  
073.11 feet to the Southwest corner of said Lot #1; thence SOUTH 89 degrees  
8 minutes 55 seconds EAST, along the South line of Lots 2 & 4 of said  
Morel Woods, 536.76 feet to the Southeast corner of Lot 2; in said Morel  
Woods and the true point of beginning; thence NORTH 52 degrees 55 minutes 55  
seconds WEST, along the easterly line of said Lot 2, 306.20 feet; thence  
NORTH 60 degrees 45 minutes 16 seconds EAST, along said easterly line 219.84  
feet; thence SOUTH 00 degrees 06 minutes 34 seconds EAST, a distance of  
67.65 feet; thence NORTH 88 degrees 28 minutes 55 seconds WEST, a distance  
of 159.99 feet to the point of beginning, containing 1.88 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 15 of 865  
IN 1-12.

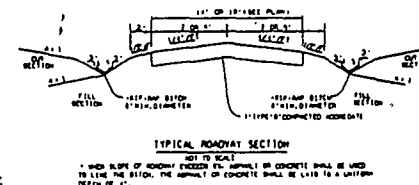
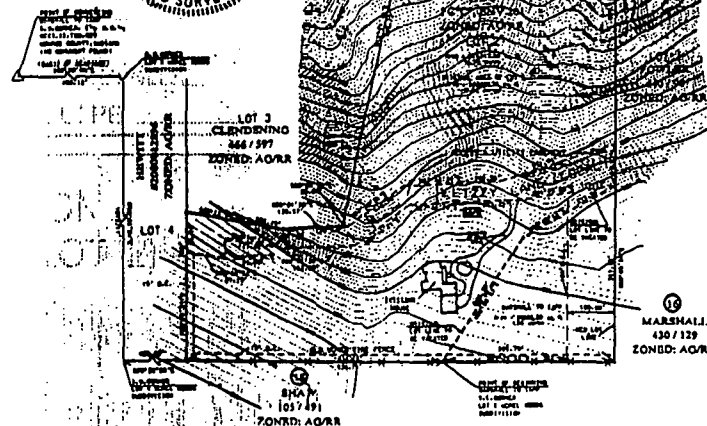
This certification does not take into consideration additional facts that an accurate and correct  
title search  
and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey & drawings.

Subject to the above reservation, I hereby certify that the survey work performed on the project  
shown  
hereon was performed either by me or under my direct supervision and control and that all  
information shown  
is true and correct to the best of my knowledge and belief.

Certified this 26 day of January, 2006

*Ben E. Bledsoe*  
Ben E. Bledsoe  
Registered Land Surveyor No. 50559  
State of Indiana



## BUILDING SETBACKS

- 25' FRONT YARD FROM ACCESS EASEMENT.
- 15' MINIMUM SIDE YARD FOR A RESIDENTIAL STRUCTURE  
WITH A MINIMUM SIDE YARD SETBACK OF 50' FOR A  
NON-RESIDENTIAL STRUCTURE WITH A COMBINED  
SETBACK OF 100'.
- 35' REAR YARD.

## NOTES

1. 3/4" REBAR BY YELLOW CAP SET AT ALL LOT CORNERS.  
CAPS ARE STAMPED: BLEDSOE TAPP PC 505590001. THE  
REBAR ARE 24" LONG.
2. THIS PROPERTY AND ADJACENTS ARE ZONED AGRICULTURE /  
RURAL RESERVE.
3. THIS PROPERTY DOES NOT CONTAIN ANY FLOOD HAZARD AREA.
4. THIS PLAT HAS BEEN PREPARED TO AHEAD THE LOT LINE OF LOT  
2. NO NEW LOTS ARE BEING CREATED OR ELIMINATED.
5. LIZZY LANE & ALL IMPROVEMENTS HAVE BEEN COMPLETED WITH  
ORIGINAL SUBDIVISION.
6. THIS PLAT IS SUBJECT TO THE COVENANTS & RESTRICTIONS  
RECORDED WITH THE FINAL PLAT OF MOREL WOODS.
7. THIS LOT IS FOR A SINGLE FAMILY RESIDENCE & RESIDENTIAL /  
AGRICULTURAL ACCESSORY STRUCTURES.

PLAT PREPARED  
12-01-2000

SHEET 1 OF 1

PREPARED BY: Bledsoe Tapp & Riggert, Inc. JOB NO. 0270

1351 West Tapp Road BLOOMINGTON, IN 47404 812-336-8277

Exhibit 2: Site Plan  
#0012-SVA-29  
Morel Woods Subdivision  
Preliminary Plat Amendment

I, the undersigned, do hereby certify, by law,  
that this is a true and correct copy of the  
original record of this  
Morel Woods Subdivision Amendment 2.

I, the undersigned, do hereby certify, by law,  
that this is a true and correct copy of the  
original record of this  
Morel Woods Subdivision Amendment 2.

I, the undersigned, do hereby certify, by law,  
that this is a true and correct copy of the  
original record of this  
Morel Woods Subdivision Amendment 2.

Barbara E. Tapp

this day of

Tapp personally appeared before me.

not.

2006

I, Acts of 1947, as amended General  
and the Monroe County Subdivision County  
by the Monroe County Plan Commission

MARY WEERS COLE, INTERIM SECRETARY  
MONROE COUNTY PLAN COMMISSION

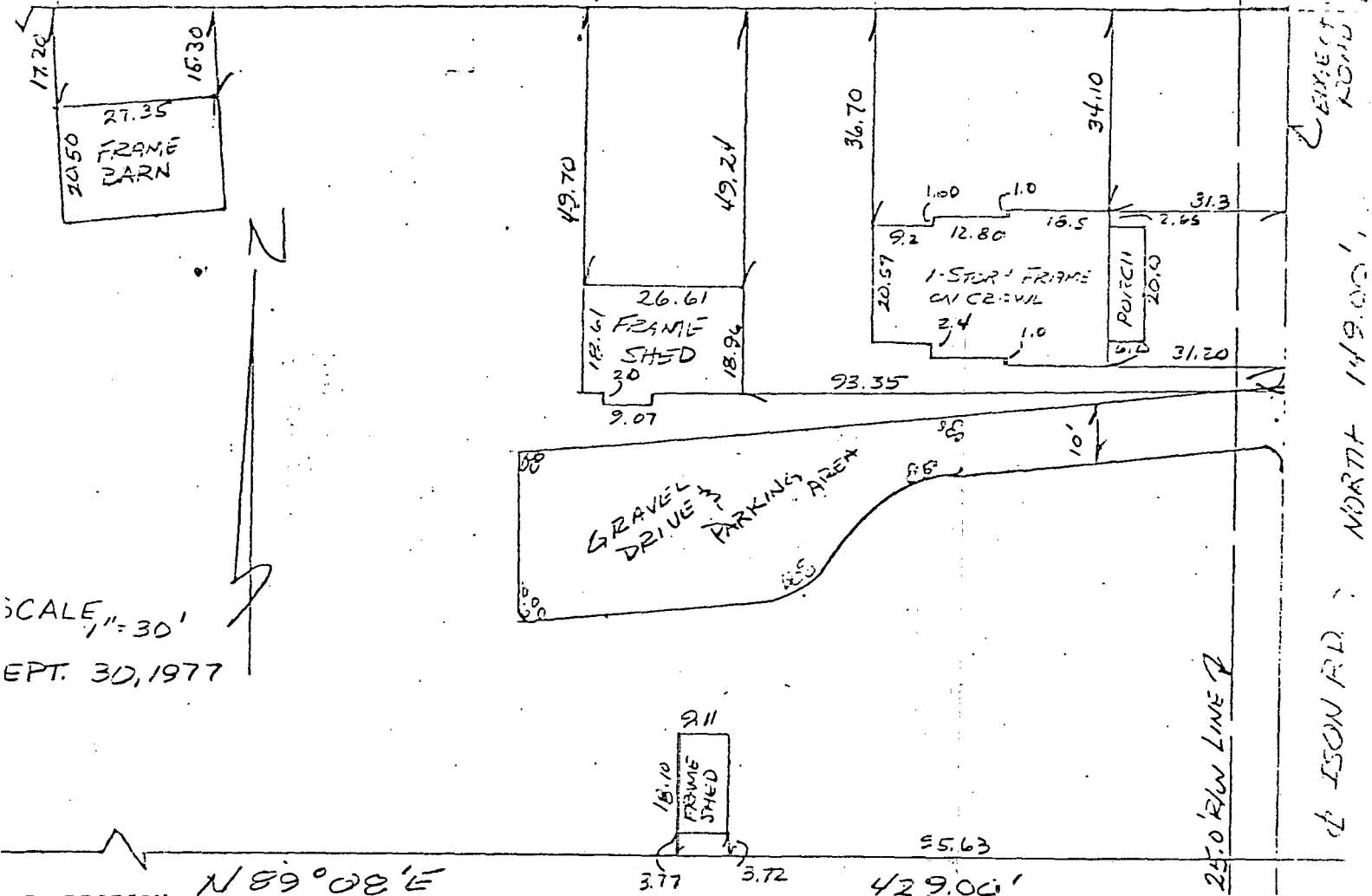
to the Monroe County Plan Commission  
certifications in accordance with this  
their installation.

Barbara E. Tapp

# INTERSECT - ALL AMERICAN

PT. BEGINNING AT THE NE CORNER OF  
SW 1/4, NW 1/4, SECT. 23, T8N, R2W

S 89° 08' W 429.00'

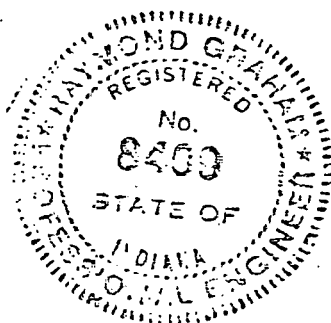


## DESCRIPTION:

Part of the Southwest quarter of the Northwest quarter of Section 23, Township 8 North, Range 2 West, in Monroe County, Indiana, described as follows: Beginning at the Northeast corner of said quarter quarter and in the centerline of Ison Road; thence South 89 degrees 08 minutes West along the North line of said quarter quarter for 429.00 feet; thence South 149.00 feet; thence South 89 degrees 08 minutes East for 429.00 feet and to the centerline of Ison Road; thence along the centerline of Ison Road North for 149.00 feet and to the point of beginning. Containing in all 5 acres more or less. Subject to a 25.00 foot road easement along the centerline of Ison Road.

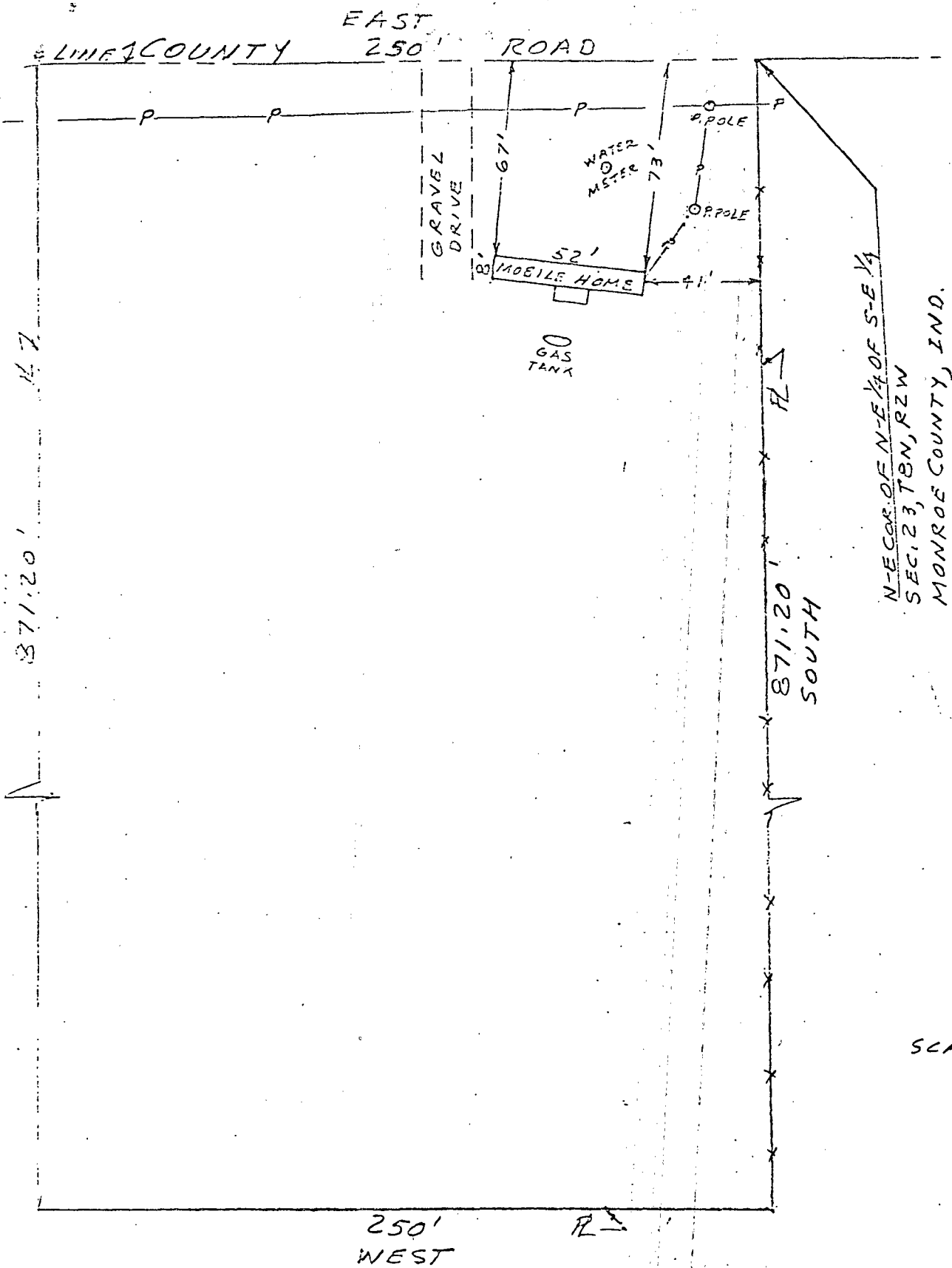
## ENGINEERS CERTIFICATION:

I hereby certify that this plat as shown is a true and complete survey of the described property, and I further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.

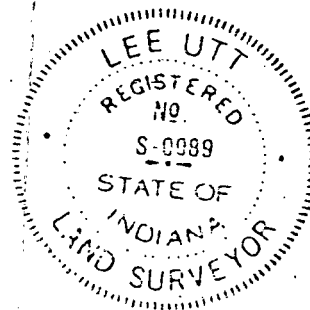


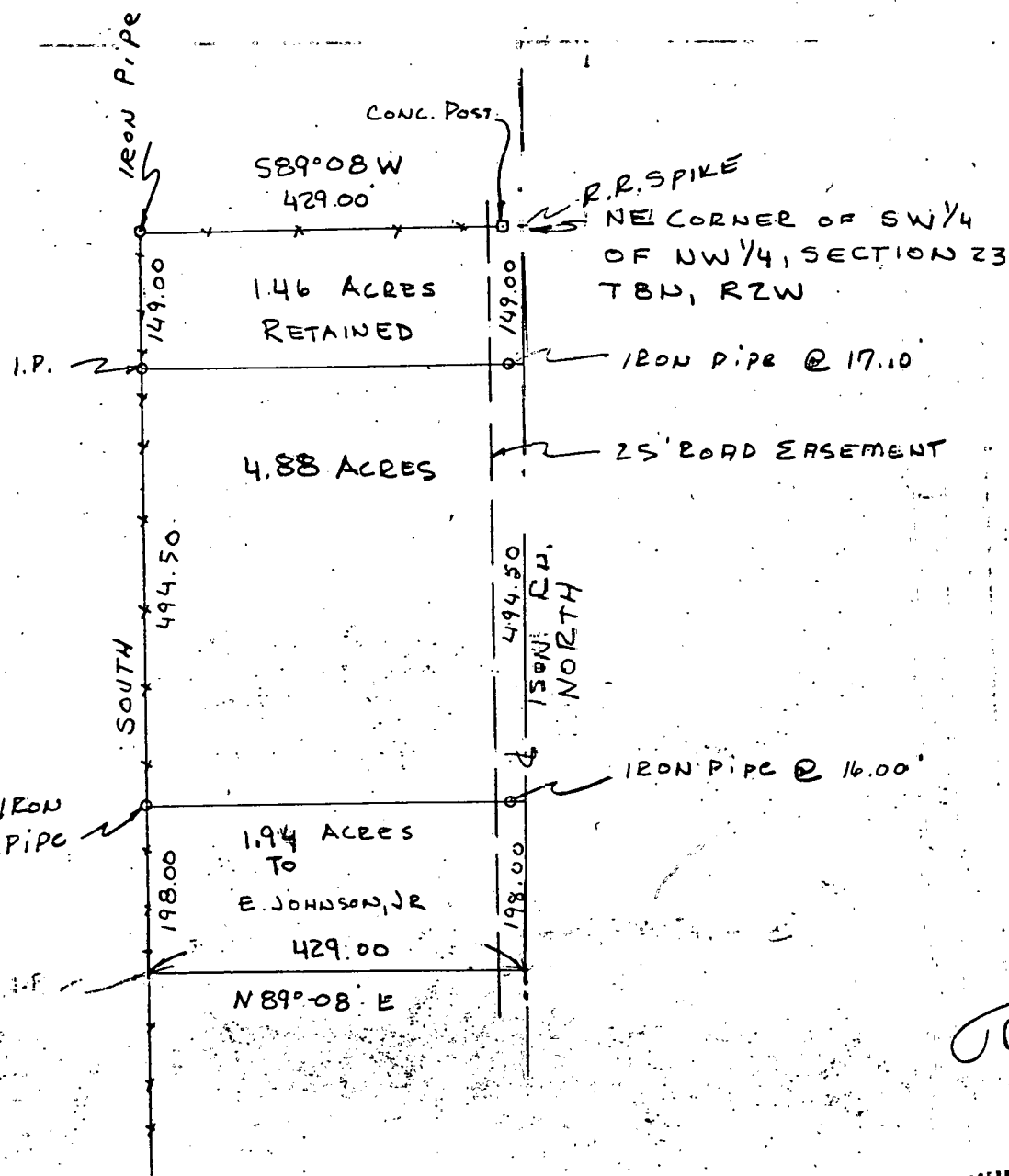
*Raymond Graham*

RAYMOND GRAHAM  
INC. R.P.E. # 8409  
3215 N. Smith Pike  
Bloomington, Indiana 47401  
September 30, 1977



Lee Utt, R. L. S. # S0089, Indiana  
 1604 South Henderson St.  
 Bloomington, Indiana 47401  
 July 18, 1979





1"=200'  
JULY 30, 1973

ZELPHA JOHNSON

SURVEY & PLAT BY:  
RAYMOND GRAHAM  
RPE 8409, IND  
BLOOMINGTON, IND.

*Raymond Graham*



July 30, 1977

William Johnson Descriptions

1.0 acres retained

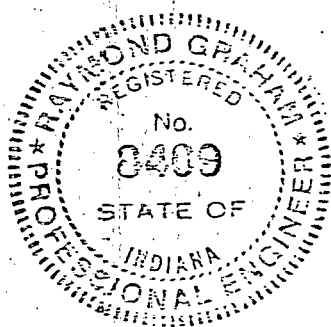
A part of the Southwest quarter of the Northwest quarter of Section 23, Township 2 North, Range 2 East, in Monroe County, Indiana, described as follows: Beginning at the Northwest corner of the said quarter quarter and in the centerline of Ison Road; thence North 03 degrees 03 minutes East along the North line of said quarter quarter for 122.00 feet; thence South for 127.00 feet; thence North 03 degrees 03 minutes East for 122.00 feet and to the centerline of Ison Road; thence along the road centerline North for 127.00 feet to the point of beginning. Containing in all 1.00 acres more or less. Subject to a 25.00 foot road easement along the county road.

1.00 acres tract

A part of the Southwest quarter of the Northwest quarter of Section 23, Township 2 North, Range 2 East, in Monroe County, Indiana, described as follows: Beginning at a point 127.00 feet South of the Northeast corner of said quarter quarter and in the centerline of a county road; thence South 39 degrees 03 minutes East parallel with the North line of said quarter quarter for 127.00 feet; thence South for 127.50 feet; thence North 39 degrees 03 minutes East for 127.00 feet and to the centerline of the county road; thence North for 127.50 feet along the county road and to the point of beginning. Containing in all 1.00 acres more or less. Subject to a 25.00 foot road easement along the county road.

1.74 acres to G. Johnson, Jr.

A part of the Southwest quarter of the Northwest quarter of Section 23, Township 2 North, Range 2 East, in Monroe County, Indiana, described as follows: Beginning at a point 127.50 feet South of the Northeast corner of the said quarter quarter and in the center of a county road; thence South 39 degrees 03 minutes East parallel with the North line of the said quarter quarter for 127.00 feet; thence South 128.00 feet; thence North 39 degrees 03 minutes East for 127.00 feet and to the centerline of the county road; thence North 128.00 feet along the county road to the point of beginning. Containing in all 1.74 acres more or less. Subject to a 25.00 foot road easement along the county road.

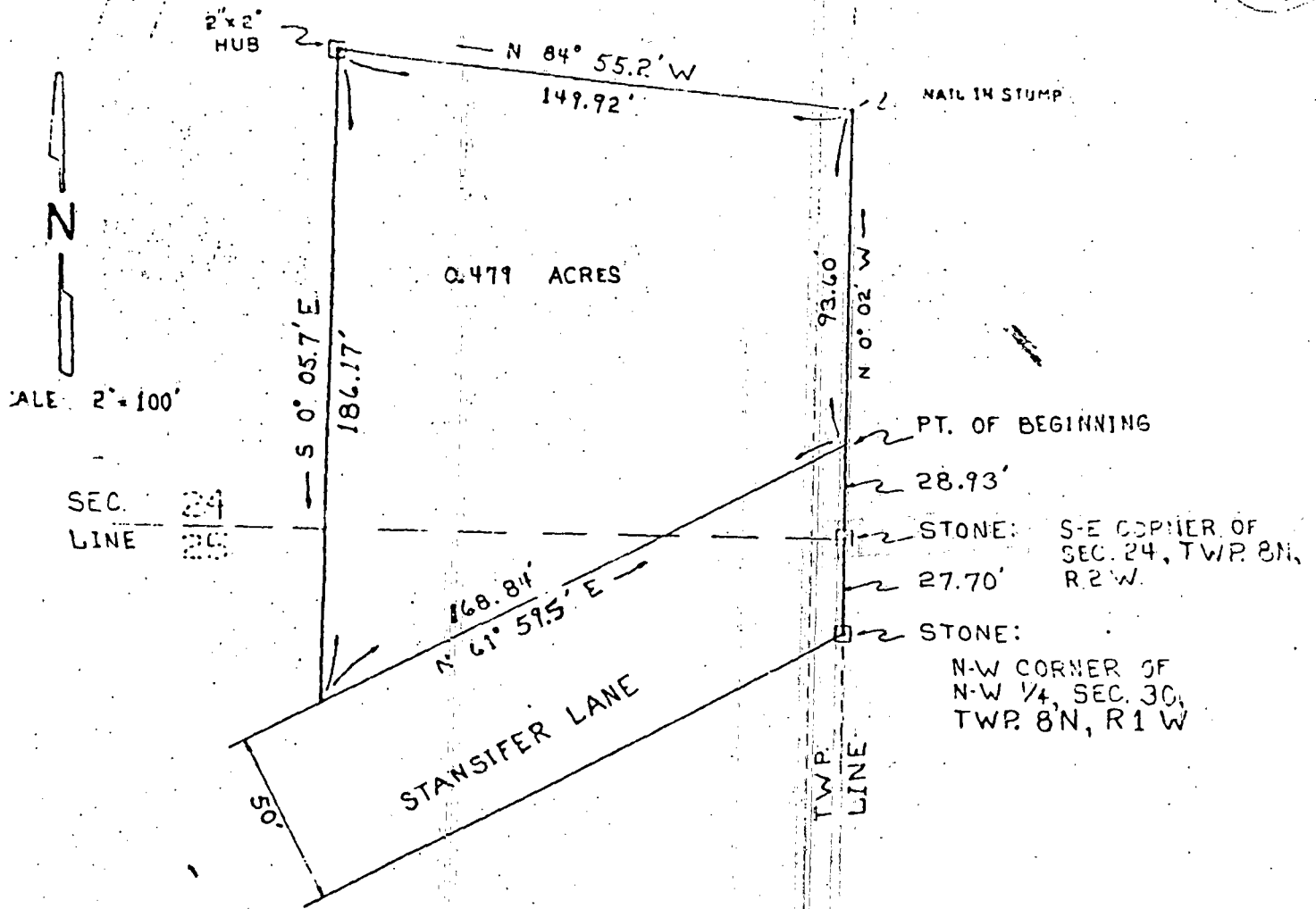


*Raymond Graham*  
RPE 8409 12d

**FILED**  
JUL 20 1977

*John W. Davis*  
Auditor Monroe County, Indiana



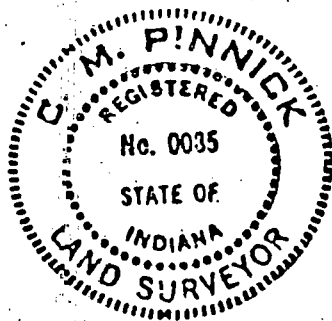


### LEGAL DESCRIPTION

A part of the Southeast quarter of Section 24, and a part of the Northeast quarter of Section 25, Township 8 North, Range 2 West, Monroe County, Indiana. More particularly described as follows:

Beginning at a 3/4 inch iron pipe which is 28.9 feet north of a stone which marks the Southeast corner of the Southeast quarter of the said Section 24, said Township and Range, said iron pipe being in the Northern right-of-way of a county road known as Stansifer Lane; thence N 0° 02' W (assumed bearing) 93.6 feet to a point at an existing fence corner; thence N 84° 55.2' W along an existing fence 149.92 feet; thence S 0° 05.7' E 186.17 feet to a 3/4 inch iron pipe in the northern right-of-way line of the aforesaid county road; thence N 61° 59.5' E 168.84 feet to the point of beginning. Containing 0.479 acre, more or less, and subject to all legal rights-of-way and easements.

June 7, 1972



*C. M. Pinrick*  
C. M. Pinrick R.L.S. S0085

**FILED**  
JUN 07 1978  
*John W. Davis*  
Auditor Monroe County, Indiana



RECEIVED

SEP 14 2006

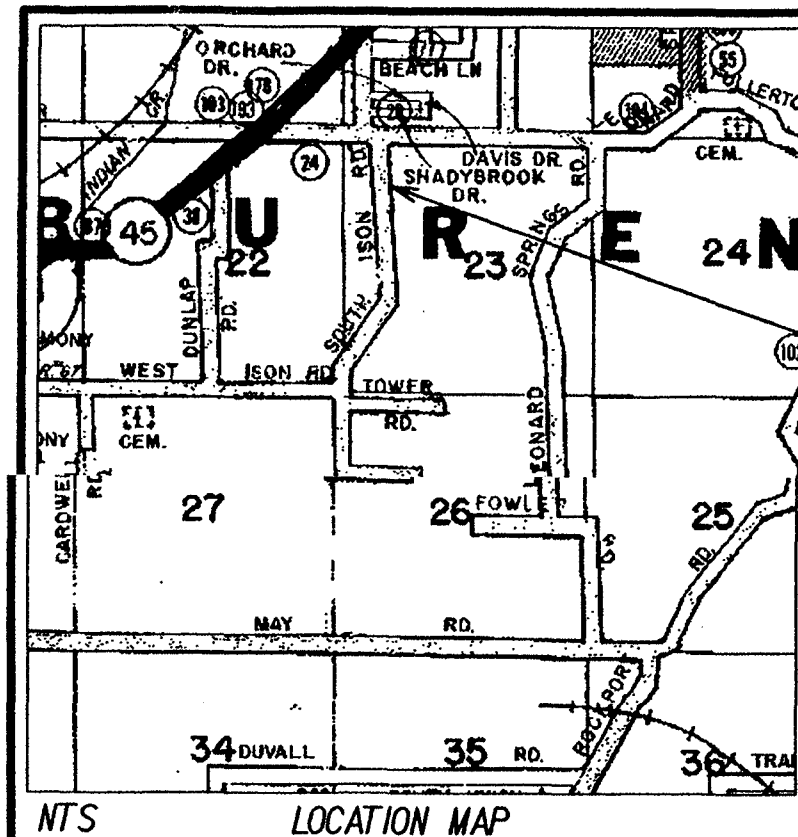
MONROE COUNTY PLANNING

A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4  
OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 2 WEST,  
MONROE COUNTY, INDIANA

VAN BUREN TOWNSHIP  
SEC. 23 TOWNSHIP 8 NORTH  
RANGE 2 WEST

DEVELOPER, APPLICANT & OWNER  
CHARELS M. & JANICE L. BENNINGHOFF  
5885 W. LENARD SPRINGS ROAD  
BLOOMINGTON, IN 47403  
WARANTY DEED 330 PG. 225

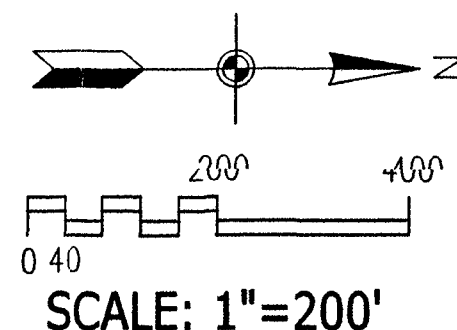
DESIGNER(S) & SURVEYOR(S)  
SMITH NEUBECKER  
& ASSOCIATES, INC.  
453 S. CLARIZZ BOULEVARD  
P.O. BOX 5355  
BLOOMINGTON, IN. 47407  
(812) 336-6536



PROJECT LOCATION

# SETBACK TABLE

Set backs: Front - 35'  
Side - 15'  
Rear - 35'



## NOTES:

- 1) Original boundary survey by Raymond Graham dated August 10, 1994, corners verified Sept. 13, 2006 by Smith Neubecker & Assoc., Inc.
- 2) All lot corners to be marked with 5/8" x 2' capped rebar or chiselled "X" in sidewalk.
- 3) All lots and adjacent properties are zoned AG/RR 2.5 AC
- 4) Area determined to be outside of 500 yr. flood plain according to FEMA flood map community panel # 180444 0003 C Dated Aug. 2, 1995.
- 5) Proposed use of the lots is residential.

## MONUMENT LEGEND

STONE MONUMENT	☐	RAILROAD SPIKE	⊕
STONE WITH X	☒	P.K. NAIL	⊙
CONCRETE MONUMENT	△	BENCHMARK	⊗
5/8" REBAR W/PLASTIC CAP SET	○	TEMPORARY BENCHMARK	⊕
IRON ROD	⊗	HUB AND TACK	⊙
IRON PIPE	⊗	PIN AND BRASS PLATE	⊕
NOW OR FORMERLY	N/F		

The undersigned, Charels M. & Janice L. Benninghoff do hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. The streets and rights-of-way shown hereon are hereby dedicated to the public. The within plat shall be known and designated as BENNINGHOFF SUBDIVISION, PHASE II

hereunto executed this \_\_\_\_ day of \_\_\_\_\_, 2006

CHARLES M. BENNINGHOFF

JANICE L. BENNINGHOFF

STATE OF INDIANA)

COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Charles M. & Janice L. Benninghoff, personally known to me to be owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Benninghoff, Final Plat as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2006.

My Commission Expires: 07/11/08

Ronda R. Brown • NOTARY PUBLIC  
a resident of Monroe County

## LEGAL DESCRIPTION

A part of the West Half of the Northwest Quarter of Section 23, Township 8 North Range 2 West of Monroe County, Indiana.

Commencing from a nail and washer at the Northwest Corner of Section 23; thence North 88 degrees 55 minutes 44 seconds East 246.50 feet to a Mag Nail and the Point-Of-Beginning; thence North 88 degrees 55 minutes 44 seconds East 246.88 feet and to a Rail Road Spike; thence South 00 degrees 09 minutes 02 seconds East 2620.56 feet and to a Rebar with plastic cap; thence South 89 degrees 33 minutes 16 seconds West 492.88 feet and to a Stone marking the West Quarter Corner of said section; thence North 00 degrees 09 minutes 29 seconds West 1731.60 feet and to a rebar with plastic cap; thence North 88 degrees 55 minutes 44 seconds East 246.50 feet and to a rebar with plastic cap; thence North 00 degrees 09 minutes 29 seconds West 883.57 feet passing a rebar with plastic cap 441.79 feet on said line and to the Point-Of-Beginning, containing 24.63 acres, more or less.

Also a 50' Access and Utility Easement the centerline of which being described as follows:

Commencing at nail and washer found marking the Northwest corner of Section 23, Township 8 North, Range 1 West; thence North 88 degrees 55 minutes 44 seconds East along the north line of said section for a distance of 246.50 feet to a R.R. spike at the Point of Beginning thence SOUTH 00 degrees 09 minutes 29 seconds East 559.38 feet to the termination of this easement.

I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 14<sup>th</sup> day of September 2006.

*James D. Smale*  
James D. Smale  
Registered Land Surveyor No. LS29500020  
State of Indiana



This parcel was created through the Minor Subdivision procedure and approved by the Monroe County Plan Commission on September 15, 2006.

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Subdivision Control ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held:

MONROE COUNTY PLAN COMMISSION

Jerry Pittsford, President

Robert Cowell, Secretary

Smith Neubecker & Associates, Inc.  
453 S. CLARIZZ BOULEVARD  
BLOOMINGTON, INDIANA 47403  
Telephone: (812) 336-6536  
Fax: (812) 336-6535  
www.snaia.com

BENNINGHOFF PHASE II  
MINOR SUBDIVISION  
PRELIMINARY PLAT

REVISIONS	DATE	BY

DESIGNED  
KMB  
CHECKED  
JDS  
DATE  
09/13/06

JOB NUMBER  
4195

SHEET

1

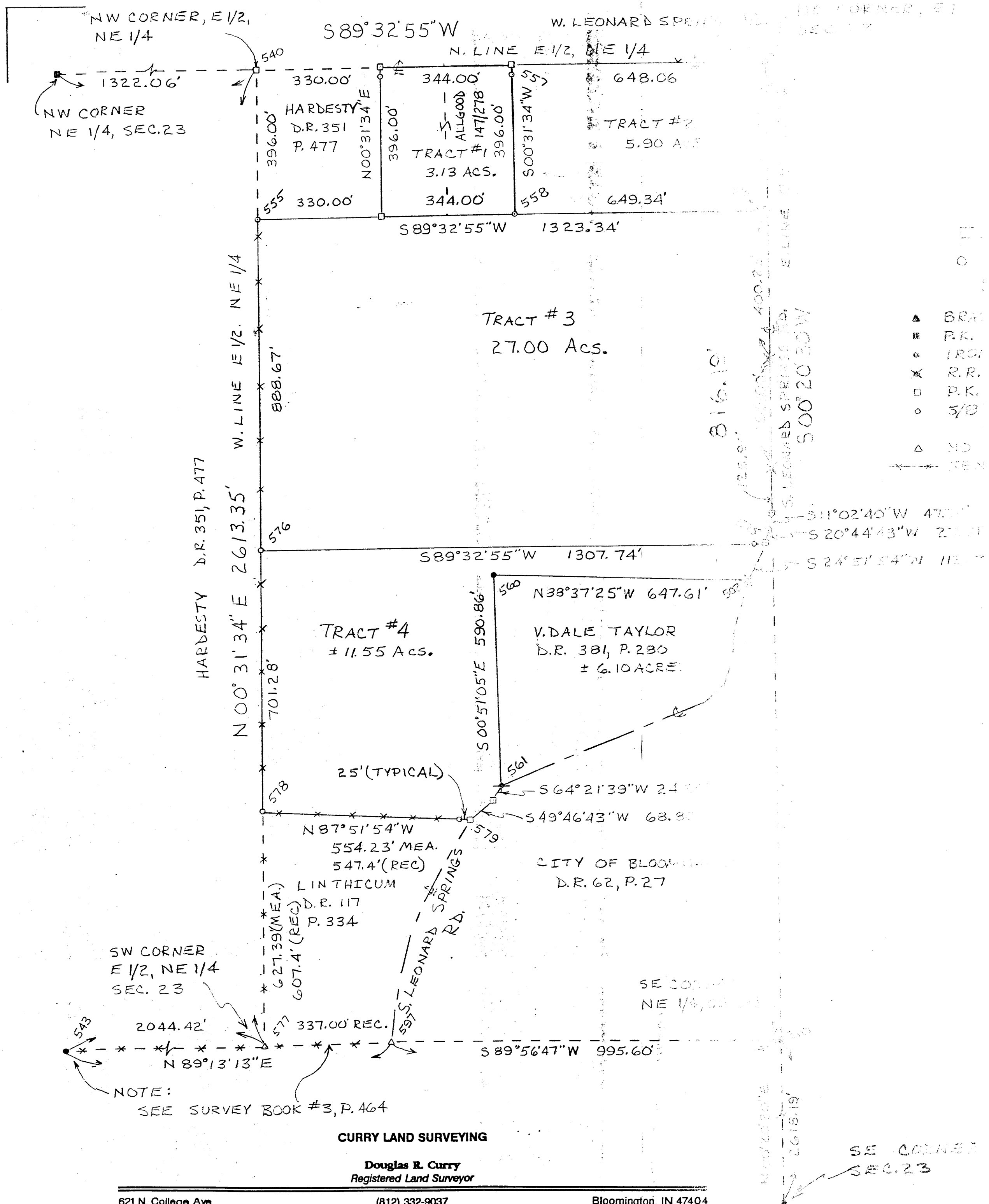
OF

1

DATE

09/14/06

MINOR SUB.SHT



**CURRY LAND SURVEYING**  
**Douglas R. Curry**  
 Registered Land Surveyor  
 621 N. College Ave. (812) 332-9037 Bloomington, IN 47404

Job #101295

Owner: Virgil & Sylvia Hazel Taylor  
 Source: Deed Record 139, Page 356  
 Owner: Raymond O. & Thelma L. Allgood  
 Source: Deed Record 147, Page 27

A part of the east half of the Northeast quarter of Section 23, Township 8 North, Range 2 West, Van Buren Township, Monroe County, Indiana.

SUBJECT TO all easements and rights-of-way.

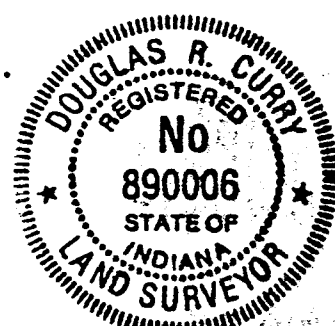
Evidence of easements have not been located in the field and are not shown on the survey drawing.

This certification does not take into consideration additional facts an accurate and correct title search and/or examination might disclose.

Subject to the above reservations, I hereby certify that the survey work performed on the project shown hereon was performed by me or under my direct supervision and control, and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 30<sup>th</sup> day of October, 1995.

Douglas R. Curry  
 Douglas R. Curry (Indiana L.S. #890006)



Sec 23, T8N, R2W



N.E. COR. OF S-E 1/4  
SEC. 23, T8N, R2W  
MONROE COUNTY, IND.

SCALE 1" = 200'  
HARRY POWLER  
O. & I. R. P. S.  
IRON PINS

LEE UTI R.L.S. 5000  
1000' S. HENDERSON ST  
BLOOMINGTON, IND.

LEE UTI  
REGISTERED  
NO. 8-088  
STATE OF  
INDIANA  
LAND SURVEYOR

N.E. COR. OF S-E 1/4  
SEC. 23, T8N, R2W  
MONROE CO. INDIANA

S.E. COR. OF S-E 1/4  
SEC. 23, T8N, R2W  
MONROE COUNTY IND.

N.W. COR. OF N-W 1/4  
SEC. 25, T8N, R2W  
MONROE COUNTY IND.

Wilbur DeKalb  
2095

64 Rod = 1052'

LEONARD SPRING R.

50.78 A±

12.44 A±

12.44 A±

12.45 A±

12.45 A±

10.00 A±

WEST 1/2 MILE BETWEEN  
SEC. 23 & 26, T8N, R2W  
MONROE COUNTY, IND.

50 Rod = 825'

check this area  
for ownership

Meas.  
84.55'  
could not  
see due  
to tree  
line





April 18<sup>th</sup> 1839

ran a line for the benefit of Merida Parks & Edward Ellatts  
Hers in the N to quarter of Section 10 T 9 R 2 west Beginning  
at Stake standing in the mouth of said Ellatts Spring Branch  
emptying its self into the west Margin of Jacks defeat then  
S 75° to 136 poles intersecting the North & South line dividing  
Sections 9 & 10 and commencing 52 1/2 poles north of the western  
1/2 mile post of Section No 10 witness Hickory 14 in diam  
S 50° E 19 lks dist Hickory 24 in diam N 10° to 15 links  
distant

George Edmonson James S Sharp

Chain Bearers sworn April 18<sup>th</sup> 1839

James W Spencer M C S

April 25<sup>th</sup> A D 1839

ran for Henry Lints the following lot of land in sections  
no 14 & 23 Township No 8 North of Range 2 West and  
Bounded as follows to wit Beginning at the original  
Corners of Sections 13, 14, 23, & 24 running thence S 6° E 8 1/4  
poles 7 links to a stake witness Sugar 14 in S 10° E 5 links  
distant then S 85° to 59 poles 5 links to a stake witness  
Sugar 12 in diam N 89° to 17 1/2 lks dist then N 6° to 82 poles  
to a stake witness Tree Sugar 14 in diam N 67 1/2° E 7 1/4 links  
distant Gum 12 in diam S 69° to 28 lks dist then S 80 1/2° to 22  
poles 3 links to a stake witness Tree Sugar 26 in diam N 8° to  
21 links distant White Walnut 3 inches diam N 74 1/2° E 4 1/2 lks  
distant then N 6° to 29 poles to a stake in open ground then  
N 85° E 56 poles to a stake witness Sugar 12 in diam N 82 1/2° E  
14 links dist then S 6° E 28 poles to a stake witness Beech 9  
in diam S 21° to 2 1/4 links distant then N 84 1/2° E 25 lks distant  
poles 11 links to the Beginning containing 40 acres & 3 quarters

Chain carried by Consent of  
Parties

James W Spencer M C S



